



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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**GAIL FARBER, Director**

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 17, 2010

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

#32 AUGUST 17, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD IN THE  
UNINCORPORATED AREAS OF DEL SUR, LAKE LOS ANGELES,  
LANCASTER, PALMDALE, AND SAN FERNANDO  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

40239 200th Street East, Lancaster, California 93591  
12074 Kagel Canyon, San Fernando, California 91342  
9698 West Avenue I-12, Del Sur, California 93536  
9799 West Avenue I-14, Del Sur, California 93536  
18724 East Avenue Q, Palmdale, California 93591  
15232 Greenrock Avenue, Lancaster, California 93535  
16139 Sweetaire Avenue, Lancaster, California 93535  
44405 98th Street West, Del Sur, California 93536  
41034 166th Street East, Lancaster, California 93535

40514 173rd Street East, Lake Los Angeles, California 93535

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 40239 200th Street East, Lancaster, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the structure(s) be demolished and (b) that the property be maintained secured to prevent unauthorized entry until demolition is completed. Demolition includes the removal of all

foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Debris constituting an unsightly appearance.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Camper stored for unreasonable periods of time in yard areas.

ADDRESS: 12074 Kagel Canyon, San Fernando, California 91342

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, an application for a building permit and plans to rebuild the structure(s) to Code be submitted or the structure(s) be demolished, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Portions of the interior and exterior walls are deteriorated and inadequate.
3. Doors and windows are broken.
4. The ceiling and roof supports or systems are missing.
5. The required heating system is missing.
6. The electrical system is noncomplying and potentially hazardous.
7. The potable water system of the dwelling is damaged or insanitary.
8. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe are missing.
9. Overgrown vegetation and weeds constituting an unsightly appearance.

10. Miscellaneous articles of personal property scattered about the premises.

11. Trash, junk, and debris scattered about the premises.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 9698 West Avenue I-12, Del Sur, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by August 20, 2010, the structure(s) be demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Trash, junk, and debris scattered about the premises.

ADDRESS: 9799 West Avenue I-14, Del Sur, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter and (b) that by August 20, 2010, the motor home be maintained secured to prevent unauthorized entry and maintained secured thereafter.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Trash, junk, and debris scattered about the premises.

ADDRESS: 18724 East Avenue Q, Palmdale, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared

thereafter, (b) that by August 20, 2010, the structure(s) be repaired per noted defects to Code, rebuilt to Code, or demolished, and (c) that the structure(s) be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open, accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Portion of the walls are deteriorated and lack a protective coating of paint.
4. Doors and windows are broken.
5. The building contains deteriorated ceiling and roof supports.
6. The required heating system is inoperable.
7. Electrical system is damaged or potentially hazardous.
8. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are inoperable, missing, or insanitary.
9. Overgrown vegetation, weeds, and debris constituting an unsightly appearance.
10. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
11. Miscellaneous articles of personal property scattered about the premises.
12. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 15232 Greenrock Avenue, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by August 20, 2010, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 16139 Sweetaire Avenue, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the structure(s) be repaired per noted defects and (b) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Doors and windows are broken.
3. Electrical service is nonconforming, missing, or potentially hazardous.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 44405 98th Street West, Del Sur, California 93536

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

5. Trailers and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 41034 166th Street East, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all excessive vegetation and maintained cleared thereafter, (b) that by August 20, 2010, the structure(s) be repaired per noted defects, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Doors and windows are broken.
3. Electrical system is nonconforming.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

ADDRESS: 40514 173rd Street East, Lake Los Angeles, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by August 20, 2010, the remains of the structure(s) be completely demolished, (b) that the property be maintained fenced to prevent unauthorized entry and dumping, and (c) that the property be maintained clean. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building contains fire-damaged foundation systems.
3. The mudsill is fire damaged.

4. Portion of the walls are fire damaged.
5. Doors and windows are broken.
6. The building contains fire-damaged roof systems.
7. Electrical system is fire damaged.
8. The water heater, lavatory, bath facility, kitchen sink, and laundry tray or standpipe of the dwelling are fire damaged.
9. The building contains fire-damaged drain, waste, and vent systems.
10. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
11. Miscellaneous articles of personal property scattered about the premises.
12. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.



The Honorable Board of Supervisors  
8/17/2010  
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Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER  
Director

GF:RP:nm

c: Chief Executive Office  
County Counsel  
Executive Office